



TECHNICAL BULLETIN
Community Development & Planning, Building Inspections
TOPIC: Earthwork and/or Construction Work
In and Around Lake Arlington
November 1, 2010

This Technical Bulletin will provide property owners and contractors the information needed to apply for and secure building permits for earthwork, retaining walls, boat docks and piers in and/or adjacent to **Lake Arlington** and/or within the **Lake Arlington Flowage Easement**. There are special requirements for construction activities in and/or adjacent to **Lake Arlington** or within the **Lake Arlington Flowage Easement**. If you are unsure if your proposed project is within the **Lake Arlington Flowage Easement** (see definition) then you must secure the services of a Registered Surveyor or a Professional Engineer to provide elevations for your property. Vertical surveying standards shall be tied to NAVD 88.

For proposed construction projects that are not in and/or adjacent to **Lake Arlington** and/or within the **Lake Arlington Flowage Easement** please refer to other permit requirements for your specific project.

The information is divided into two parts: “**Earthwork**” and “**Building Permit**.” Certain projects such as the construction of a new retaining wall may require compliance with both parts. Listed below are definitions of terms used throughout this bulletin.

DEFINITIONS

“**Boathouse**” means any covered structure or attached appurtenance which is used for the temporary or permanent storage of watercraft or personal property on or over the water.

“**Building Permit**” means an official document or certificate issued by the City of Arlington which authorizes performance of a specified construction activity.

“**Earthwork**” means the disturbance of soils associated with filling, clearing, and grading or excavation activity.

“**Lake Arlington**” means all of the waters within the Lake Arlington reservoir area that are located within the corporate limits of the City of Arlington.

“**Lake Arlington Flowage Easement** or **Flowage Easement**” means that area adjacent to the Reservoir Area which is bounded by the contour line of elevation five hundred sixty feet (560') above mean sea level, lying between said contour line and the Lake Arlington Reservoir Area.

“**Lake Arlington Reservoir Area** or **Reservoir Area**” means the area bounded by the Lake Arlington Dam and the contour line of elevation five hundred fifty feet (550') above mean sea level.

“**License**” means that license required for any boathouse, pier or other structure or any combination of structures.

“**Pier**” means any pier, wharf, boat dock, gangway, or other platform or structure in or adjoining the water to which vessels may be moored, by which they may be boarded, or on which persons may walk or sit.

PART ONE - EARTHWORK

Site Plan Approval is required before any person performs any earthwork in the ***Reservoir Area*** or ***Flowage Easement***, or any person causes any work to be done without first making application and obtaining approval of the site plan or the earthwork and complying with all other applicable City ordinances.

An application for **Site Plan Approval** along with the required fee, shall be filed.

The application **Site Plan Approval** for **Earthwork within Reservoir Area or Flowage Easement** shall include the following items (NOTE: Permanent structures proposed with the site plan, such as retaining walls, docks or piers, will also require a building permit.)

1. Description of the work.
2. Map.
3. Plan prepared by a licensed Professional Engineer or registered Landscape Architect showing existing and proposed grades (topography), easements and structures where applicable. Existing topography shall be provided by a Registered Public Land Surveyor.
4. Cross-section(s) of any proposed excavation or fill.
5. Earthwork calculations demonstrating zero net loss of lake volume within the Flowage Easement.
6. Copy of letter from the U.S. Army Corps of Engineers verifying that the work proposed is permitted.
7. Copy of executed easement abandonment documents and new ***Flowage Easement*** dedication, if applicable.
8. As-Built plans within 30 days of project completion. Plans which show that the work has been completed as originally intended on the approved site plan (Record Drawings) must be provided and accepted upon completion of earthwork activities. The record drawing must include a verification statement or seal prepared by a Registered Public Land Surveyor.

PART TWO - BUILDING PERMIT

A **Building Permit** is required to erect, construct, enlarge, alter or move any building, boathouse, pier or other structure or any combination of structures on the ***Reservoir Area*** or ***Flowage Easement***, or for any person to cause such work to be done without first making application and obtaining a ***building permit***.

The **Design and Construction of Piers and Boathouses** shall comply with the following requirements and the ***building permit*** application shall indicate the following:

1. **Width and Length Requirements:** The minimum width of any pier constructed in the Lake Arlington Reservoir Area shall be four feet (4'). The maximum length of any pier is one hundred feet (100') when measured from the back property line.
2. **Loadings and Structural Requirements:** All plans submitted for permit shall be designed and sealed by a Texas registered licensed engineer. Boat docks and piers must be designed to account for wind and wave action forces.
3. **Addresses:** Each pier, dock or boathouse shall have the street address and street name of the property clearly marked and legible from the lake side of the structure.
4. Each ***building permit*** application must be accompanied by a the applicable information as required for a **Site Plan** as outlined in **PART ONE – EARTHWORK** above.
5. Upon the issuance of the ***building permit***, the following inspections and certifications are required:
 - a. For boat docks and/or piers a statement from the design engineer that he personally, or his authorized agent did inspect the construction of the work authorized by the ***building permit*** and finds that the work is in substantial compliance with his design.
 - b. For inspections of retaining walls, see the Technical Bulletin located at http://www.arlingtontx.gov/build/pdf/codes/Minimum_Submittal_Inspection_Criteria_for_Retaining_Walls.pdf.
 - c. Other inspections that may be required based on specifics of the project (for example, if a pier or boat house has electrical lights and/or plugs, an electrical inspection is required.)
 - d. Building Final inspection by the building inspector.

After the construction of the pier, dock and/or boathouse has been final approved by the building inspector, the owner of the property will be assessed an annual ***License*** fee as set forth in resolution by the City Council.

If you have additional questions, please visit the One Start Center on the 2nd floor of City Hall located at 101 W. Abram Street. There are building plans examiners; planners and engineers available without appointment for consultation every working day during normal office hours. For general questions, please call (817) 459-6502.